

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Mirrormont/Cedar River/Area 66

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 291

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$102,300	\$186,400	\$288,700	\$305,700	94.4%	10.33%
2002 Value	\$108,000	\$194,600	\$302,600	\$305,700	99.0%	9.99%
Change	+\$5,700	+\$8,200	+\$13,900		+4.6%	-0.34%
% Change	+5.6%	+4.4%	+4.8%		+4.9%	-3.29%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.34% and -3.29% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$104,900	\$186,400	\$291,300
2002 Value	\$110,700	\$194,800	\$305,500
Percent Change	+5.5%	+4.5%	+4.9%

Number of improved Parcels in the Population 3232

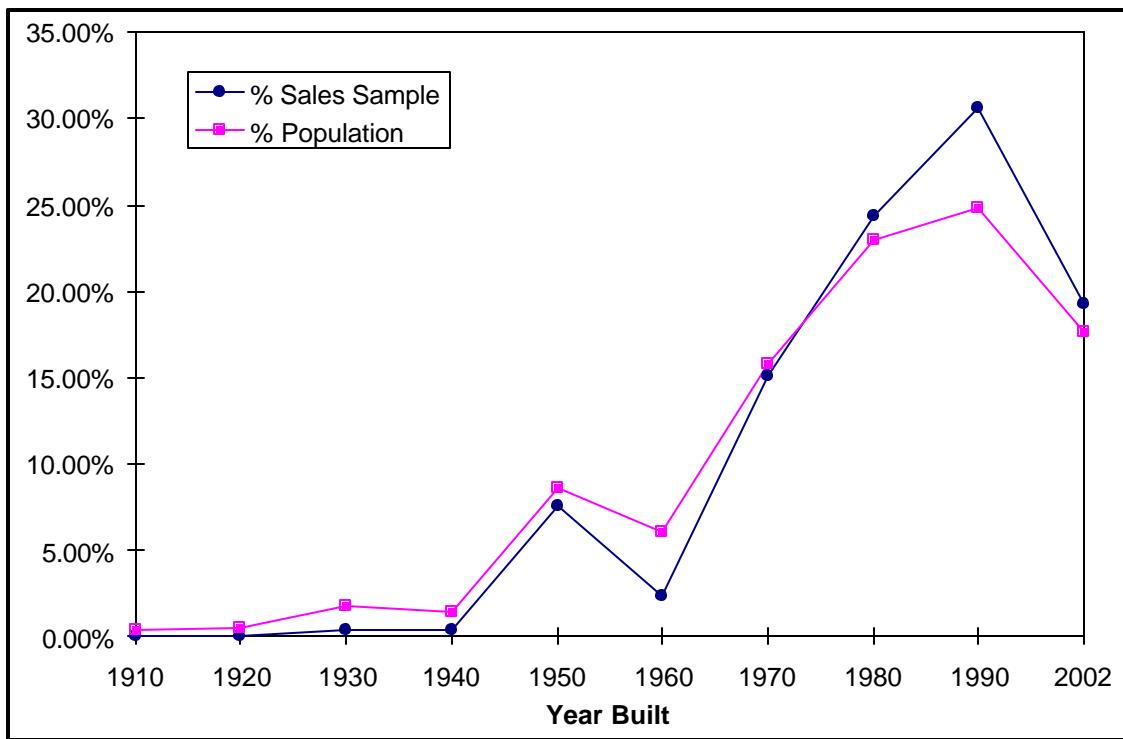
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are grade 9 and above, situated in subarea 13 had a higher average ratio (assessed value/sales price) than the other homes in the area, so the formula adjusts these properties downward. Those parcels with major number 231430 (Elliot Farm) had higher average ratios than other properties in the area so the formula adjusted these parcels downward. Finally, homes built after 1996 had lower than average ratios, so the formula adjusted these parcels upward more than others in the area. These adjustments improve uniformity of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.34%
1940	1	0.34%
1950	22	7.56%
1960	7	2.41%
1970	44	15.12%
1980	71	24.40%
1990	89	30.58%
2002	56	19.24%
	291	

Population		
Year Built	Frequency	% Population
1910	14	0.43%
1920	18	0.56%
1930	56	1.73%
1940	45	1.39%
1950	277	8.57%
1960	196	6.06%
1970	509	15.75%
1980	743	22.99%
1990	803	24.85%
2002	571	17.67%
	3232	

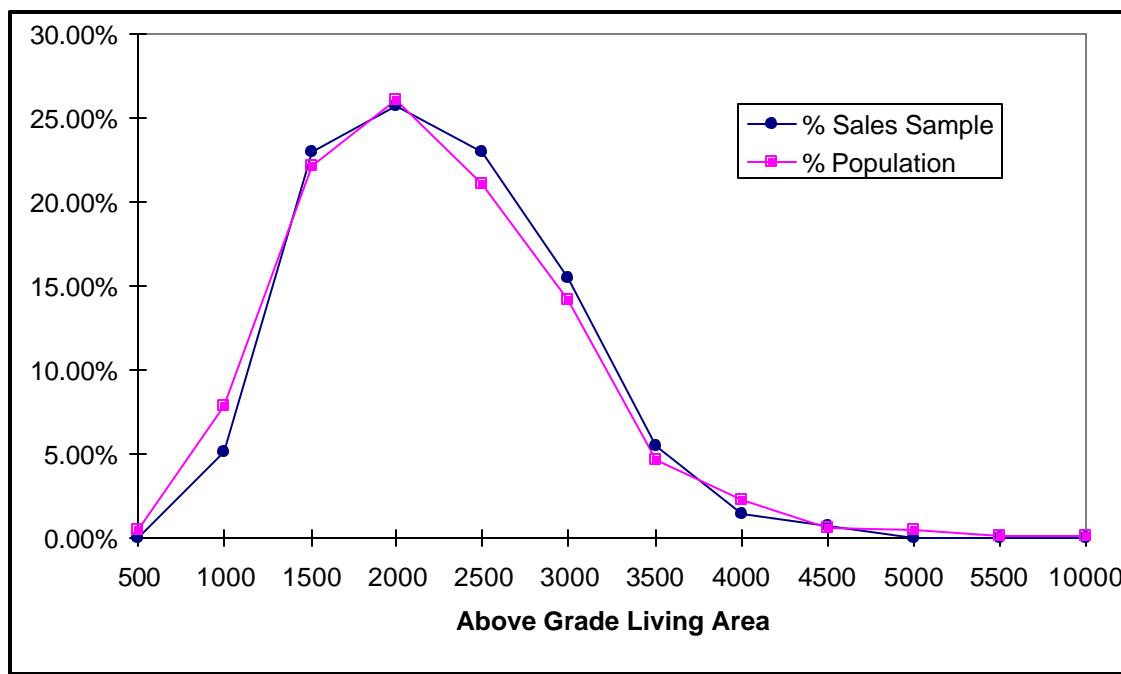


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	15	5.15%
1500	67	23.02%
2000	75	25.77%
2500	67	23.02%
3000	45	15.46%
3500	16	5.50%
4000	4	1.37%
4500	2	0.69%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	291	

Population		
AGLA	Frequency	% Population
500	13	0.40%
1000	254	7.86%
1500	717	22.18%
2000	845	26.14%
2500	681	21.07%
3000	460	14.23%
3500	150	4.64%
4000	73	2.26%
4500	17	0.53%
5000	15	0.46%
5500	3	0.09%
10000	4	0.12%
	3232	

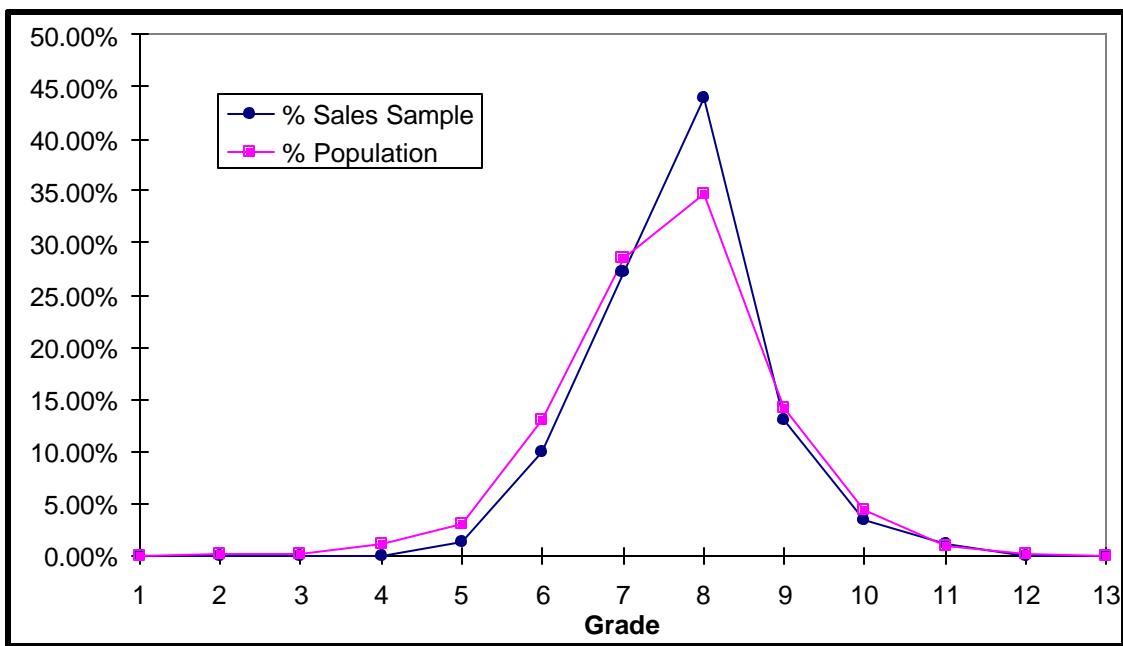


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

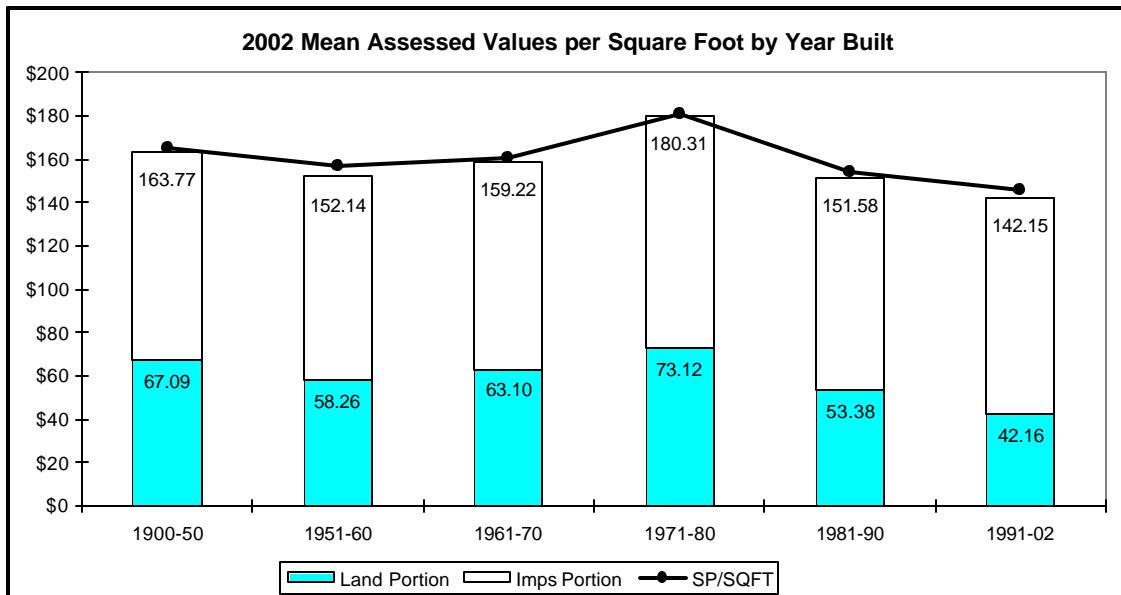
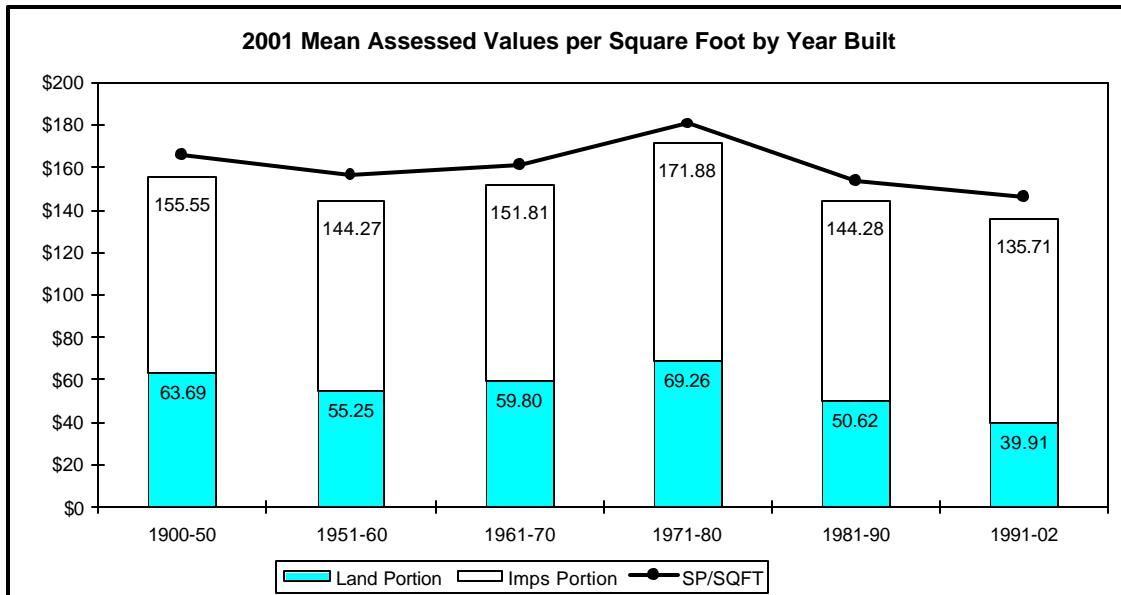
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.37%
6	29	9.97%
7	79	27.15%
8	128	43.99%
9	38	13.06%
10	10	3.44%
11	3	1.03%
12	0	0.00%
13	0	0.00%
		291

Population		
Grade	Frequency	% Population
1	0	0.00%
2	2	0.06%
3	4	0.12%
4	35	1.08%
5	98	3.03%
6	418	12.93%
7	923	28.56%
8	1122	34.72%
9	455	14.08%
10	139	4.30%
11	29	0.90%
12	7	0.22%
13	0	0.00%
		3232



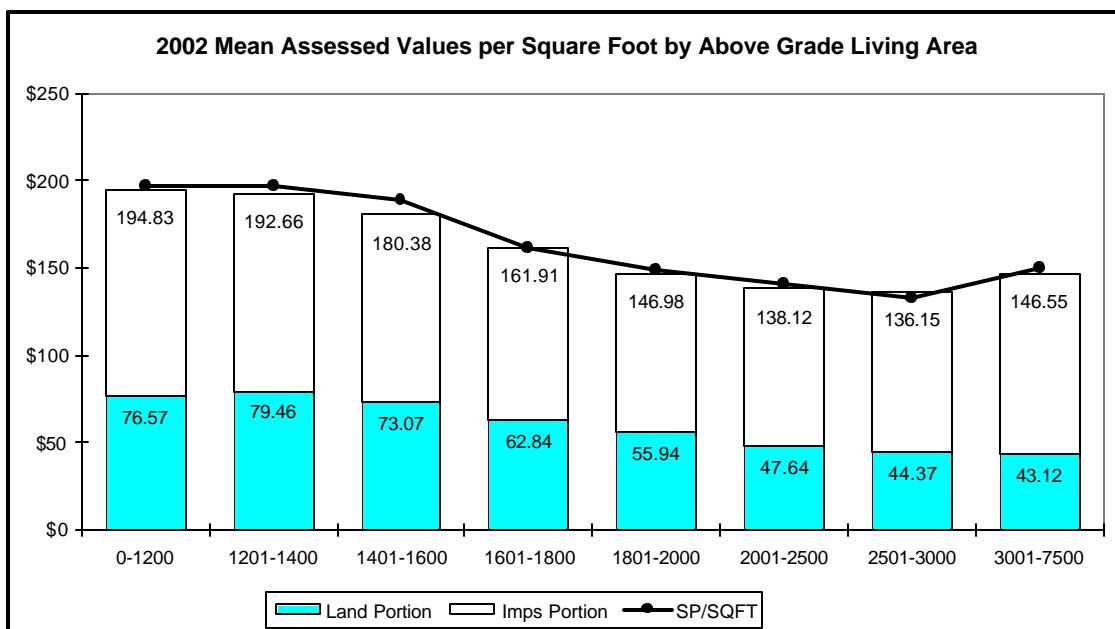
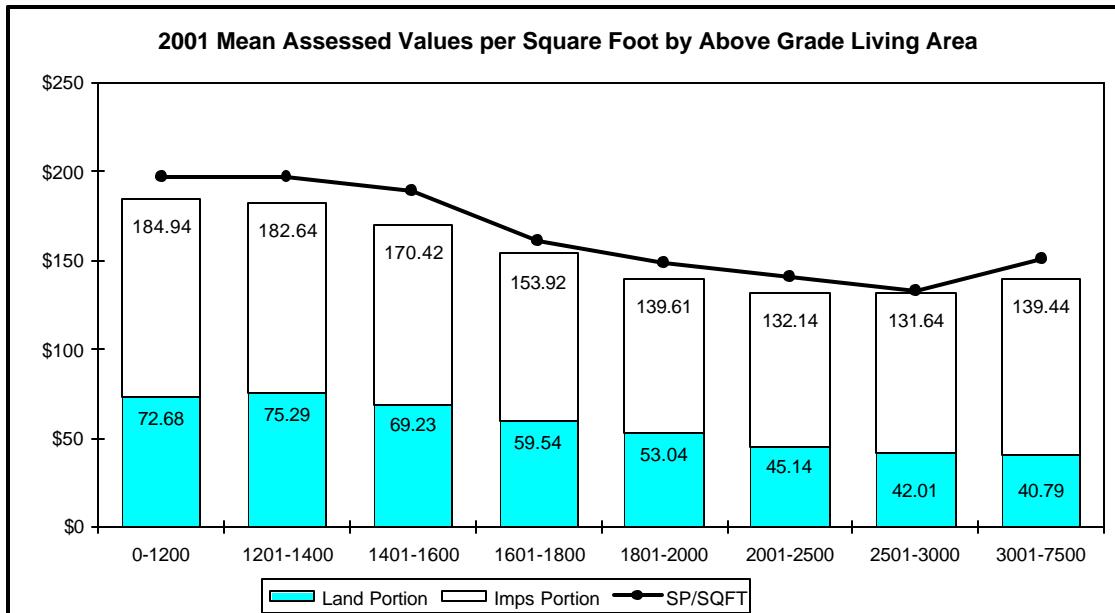
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



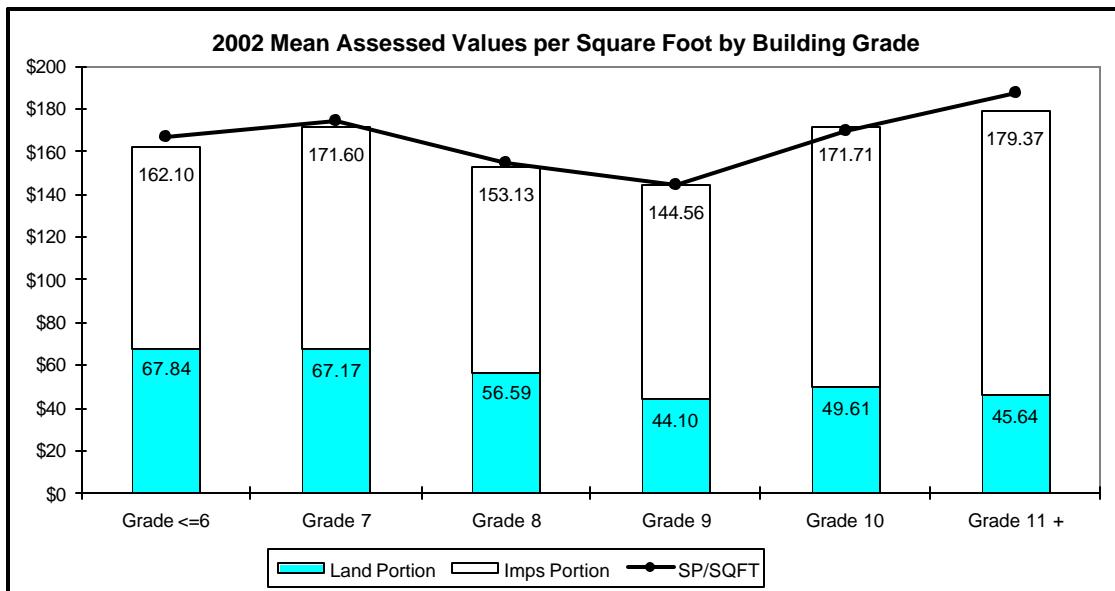
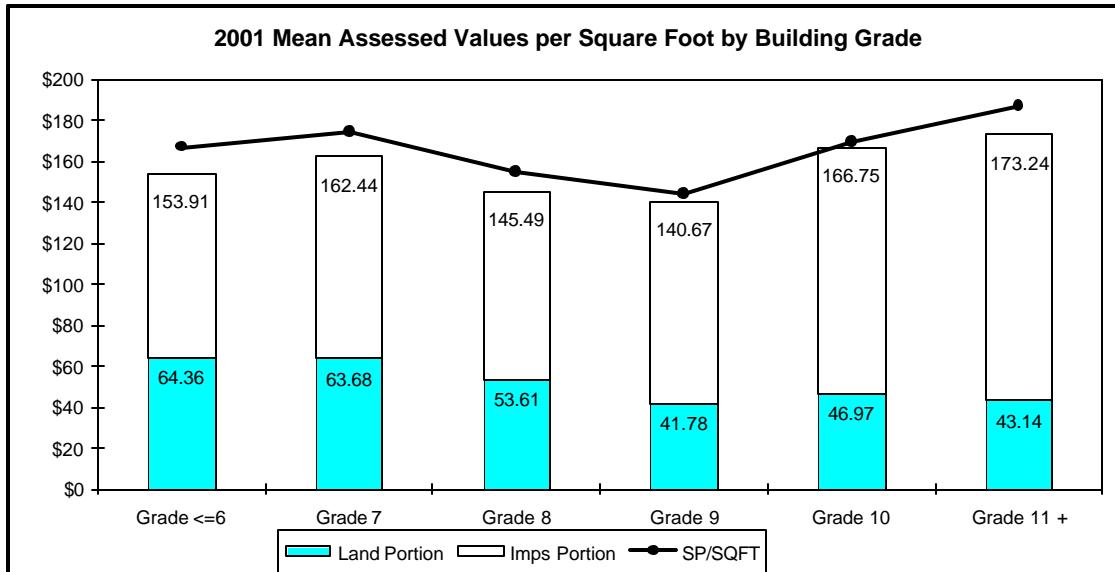
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. The sales sample in the Grade 11 strata contained only 3 sales so the date for this strata is not significant.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 20 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 6% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 291 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are grade 9 and above, situated in subarea 13 had a higher average ratio (assessed value/sales price) than the other homes in the area, so the formula adjusts these properties downward. Those parcels with major number 231430 (Elliot Farm) had higher average ratios than other properties in the area so the formula adjusted these parcels downward. Finally, homes built after 1996 had lower than average ratios, so the formula adjusted these parcels upward more than others in the area. These adjustments improve uniformity of assessments throughout the area.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value /(.9464035 + (.09485336 if in Major 231430) + (.0910238 if grade 9 or above in Subarea 13) – (.04535758 if built in 1997 or after))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other:

- *If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at new total value (2001 Land Value x 1.06) + (2001 Improvement Value * 1.044) rounded down.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. (2001 Land Value x 1.06) + (2001 Improvement Value x 1.044) rounded down.
- *If vacant parcels (no improvement value,) only the land adjustment applies.
- *If land values or improvements are \$10,000 or less, there is no change from previous value.
- *If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
- *If residential properties exist on commercially zoned land the properties will be valued using the basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall percentage change for improvements as indicated by the sales sample. **2002 Total Value = 2001 Land Value x 1.06) + 2001 Improvement Value x 1.10)** with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 66 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.66%

Year Built 1997 & After	Yes
------------------------------------	------------

% Adjustment 5.32%

Grade 9 & above in Subarea 13	Yes
------------------------------------------	------------

% Adjustment -9.27%

Major 231430	Yes
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% Adjustment -9.63%

Comments

All improved parcels adjusted by this model will receive the overall adjustment of 5.66%.

A home built after 1996 would approximately receive a 10.98% adjustment (5.66% + 5.32%).

A home which is a grade 9 or above, located in Subarea 13 would approximately receive a -3.61% adjustment (5.66% - 9.27%).

An improved parcel in Major 231430 would approximately receive a -3.97% adjustment (5.66% - 9.63%).

85% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 66 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
231430	Elliot Farm	11	106	10.4%	SE 22-23-05	6	8 & 9	1997, 1998 & 2000	Hwy 169 & SE 140th Way

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	4	0.960	1.010	5.2%	0.789	1.231
6	29	0.912	0.961	5.4%	0.917	1.006
7	79	0.934	0.987	5.6%	0.961	1.012
8	128	0.938	0.987	5.2%	0.972	1.002
9	38	0.980	1.008	2.9%	0.977	1.039
10	10	0.987	1.017	3.0%	0.936	1.098
11	3	0.917	0.959	4.6%	0.675	1.243
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	24	0.938	0.988	5.3%	0.938	1.037
1951-1960	5	0.933	0.984	5.4%	0.779	1.189
1961-1970	44	0.950	0.994	4.6%	0.962	1.025
1971-1980	71	0.963	1.007	4.7%	0.985	1.030
1981-1990	89	0.947	0.992	4.8%	0.973	1.012
1991-2000	55	0.920	0.965	4.9%	0.938	0.992
>2000	3	0.948	0.992	4.6%	0.755	1.229
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	4	0.929	0.979	5.4%	0.718	1.240
Average	195	0.947	0.993	4.9%	0.979	1.006
Good	80	0.938	0.982	4.7%	0.958	1.005
Very Good	12	0.958	1.000	4.4%	0.925	1.076
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	150	0.931	0.981	5.3%	0.964	0.998
1.5	17	0.961	0.984	2.3%	0.912	1.055
2	124	0.955	0.999	4.7%	0.984	1.014
Major 231430	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	280	0.942	0.990	5.0%	0.978	1.002
Y	11	1.004	0.995	-0.8%	0.933	1.057

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

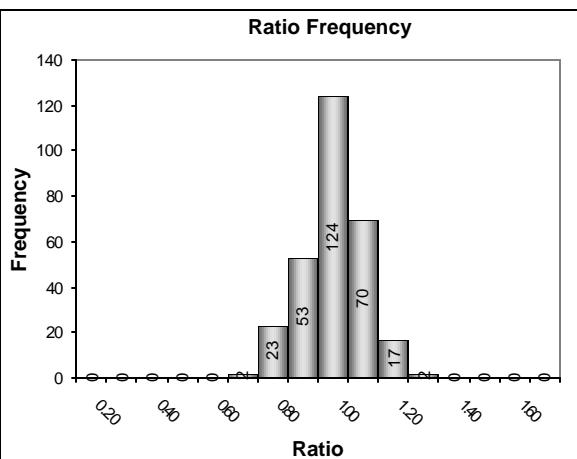
It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-900	11	0.918	0.967	5.3%	0.882	1.052
901-1250	30	0.949	1.001	5.4%	0.963	1.038
1251-1750	79	0.924	0.976	5.6%	0.952	1.000
1751-2250	70	0.941	0.986	4.8%	0.963	1.009
2251-2750	58	0.959	0.995	3.8%	0.976	1.015
2751-3500	37	0.966	1.007	4.2%	0.969	1.045
3500+	6	0.926	0.988	6.7%	0.870	1.106
N	266	0.941	0.986	4.8%	0.974	0.998
Y	25	0.981	1.026	4.6%	0.984	1.069
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	283	0.946	0.991	4.8%	0.979	1.002
Y	8	0.911	0.961	5.6%	0.876	1.046
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	30	0.923	0.974	5.5%	0.935	1.014
6	102	0.960	1.004	4.7%	0.987	1.022
10	50	0.916	0.978	6.9%	0.942	1.015
13	109	0.955	0.991	3.7%	0.973	1.008
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-8000	33	0.970	0.996	2.7%	0.965	1.028
8001-16000	53	0.946	0.998	5.5%	0.972	1.024
16001-30000	16	0.959	1.011	5.4%	0.961	1.060
30001-43559	79	0.964	1.005	4.3%	0.985	1.025
1AC-3AC	82	0.932	0.976	4.8%	0.952	1.000
3.01AC-5AC	16	0.918	0.984	7.2%	0.931	1.036
>5AC	12	0.893	0.942	5.6%	0.849	1.036

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2001	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 66 - Mirrormont/Cedar River	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 291 Mean Assessed Value 288,700 Mean Sales Price 305,700 Standard Deviation AV 88,081 Standard Deviation SP 97,009			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.952 Median Ratio 0.956 Weighted Mean Ratio 0.944			
UNIFORMITY			
Lowest ratio 0.687 Highest ratio: 1.212 Coefficient of Dispersion 7.94% Standard Deviation 0.098 Coefficient of Variation 10.33%			
RELIABILITY			
95% Confidence: Median Lower limit 0.946 Upper limit 0.972 95% Confidence: Mean Lower limit 0.941 Upper limit 0.963			
SAMPLE SIZE EVALUATION			
N (population size) 3232 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.098 Recommended minimum: 15 Actual sample size: 291 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 138 # ratios above mean: 153 Z: 0.879 Conclusion: Normal*			
*i.e. no evidence of non-normality			



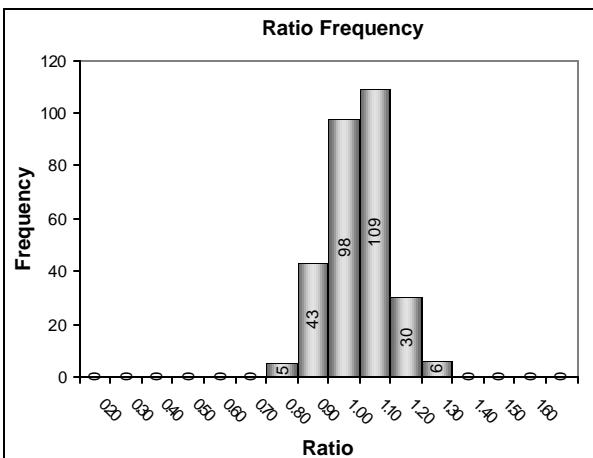
COMMENTS:

Single Family Residences throughout area 66

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2002	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 66 - Mirrormont/Cedar River	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	291		
<i>Mean Assessed Value</i>	302,600		
<i>Mean Sales Price</i>	305,700		
<i>Standard Deviation AV</i>	91,875		
<i>Standard Deviation SP</i>	97,009		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.990		
UNIFORMITY			
<i>Lowest ratio</i>	0.726		
<i>Highest ratio:</i>	1.280		
<i>Coefficient of Dispersion</i>	7.89%		
<i>Standard Deviation</i>	0.100		
<i>Coefficient of Variation</i>	9.99%		
<i>Price Related Differential (PRD)</i>	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.020		
95% Confidence: Mean			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3232		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.100		
Recommended minimum:	16		
<i>Actual sample size:</i>	291		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	145		
# ratios above mean:	146		
<i>Z:</i>	0.059		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 66

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 66
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	509030	0015	11/15/01	260000	1430	0	7	1974	2	49222	N	N	13206 233RD AV SE
2	032306	9056	09/25/01	390000	1435	1200	7	1965	4	108028	N	N	10707 ISSAQUAH-HOBART RD SE
2	102306	9031	08/24/01	325000	1600	0	7	1988	3	53372	N	N	11933 ISSAQUAH-HOBART RD SE
2	032306	9157	10/29/01	350000	1920	0	7	1987	3	38836	N	N	23863 SE 98TH PL
2	102306	9030	03/02/00	390100	2290	0	7	1957	5	101930	N	N	11206 ISSAQUAH-HOBART RD SE
2	172306	9067	01/11/01	262835	1540	1540	8	1984	4	83777	N	N	13422 196TH AV SE
2	813750	0450	11/21/00	297000	1730	0	8	1988	3	52707	N	N	20835 SE 138TH PL
2	813750	0730	06/12/00	355000	1940	0	8	1987	3	37565	N	N	20821 SE 135TH ST
2	813750	0500	10/22/01	410000	2040	0	8	1990	3	40046	N	N	21003 SE 138TH PL
2	813750	0510	06/19/01	375000	2250	0	8	1989	3	36967	N	N	21013 SE 138TH PL
2	813750	0560	12/20/01	347000	2380	0	8	1988	3	25599	N	N	13837 212TH AV SE
2	813750	0840	12/12/00	370000	2460	0	8	1987	3	31339	N	N	21110 SE 135TH ST
2	813750	0310	06/23/00	377000	2470	0	8	1988	3	32134	N	N	13609 205TH CT SE
2	813750	0640	07/31/01	399000	2540	0	8	1988	3	57934	N	N	13518 210TH CT SE
2	261680	0400	04/20/00	374950	2570	0	8	1989	3	33926	N	N	13607 229TH DR SE
2	813750	0770	07/21/00	341000	2670	0	8	1986	3	30299	N	N	13419 209TH AV SE
2	813750	0330	02/10/00	399000	2710	760	8	1988	3	36071	N	N	13614 205TH CT SE
2	032306	9024	07/18/00	540000	2760	0	8	1971	5	625346	N	N	10925 ISSAQUAH-HOBART RD SE
2	032306	9124	08/10/00	318000	2790	0	8	1969	5	48066	N	N	10409 238TH WY SE
2	813750	0440	06/06/00	409600	2940	0	8	1989	3	46609	N	N	20825 SE 138TH PL
2	813750	0370	05/17/00	406000	3520	790	8	1989	3	42557	N	N	20535 SE 136TH ST
2	172306	9008	12/03/01	424950	2160	0	9	1983	4	227037	N	N	13337 202ND AV SE
2	813750	0120	05/11/01	386000	2180	0	9	1987	3	36918	N	N	20619 SE 135TH ST
2	813750	0140	08/14/00	390000	2660	0	9	1990	3	38146	N	N	20631 SE 135TH ST
2	509030	0040	09/14/00	340000	2860	0	9	1983	4	18730	N	N	23426 SE MAY VALLEY RD
2	813750	0200	08/15/00	411000	3320	0	9	1990	3	40594	N	N	20526 SE 136TH ST
2	261680	0200	05/26/00	540000	2770	1280	10	1986	3	60687	N	N	14124 229TH DR SE
2	261680	0350	09/20/00	485000	3060	0	10	1985	3	32892	N	N	13729 229TH DR SE

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2	261680	0580	07/11/01	520000	3120	0	10	1983	3	46443	N	N	13633 231ST PL SE	
2	261680	0240	11/29/00	458500	3390	0	10	1987	3	102805	N	N	14243 229TH DR SE	
6	242305	9022	05/22/01	110000	560	0	5	1930	4	17117	N	N	16448 SE JONES RD	
6	222305	9071	04/17/00	136450	900	0	5	1947	5	6160	N	N	13110 SE 149TH ST	
6	222305	9135	06/04/01	169900	1190	0	5	1963	3	10018	N	N	13123 SE 149TH ST	
6	512640	0035	12/04/01	170000	720	0	6	1943	4	7200	N	N	3012 SE 5TH ST	
6	512640	0035	06/30/00	149950	720	0	6	1943	4	7200	N	N	3012 SE 5TH ST	
6	512640	0105	05/14/01	161700	740	0	6	1943	4	8168	N	N	3105 SE 5TH ST	
6	512640	0055	03/09/01	173500	740	740	6	1943	3	7200	N	N	3106 SE 5TH ST	
6	512640	0200	08/17/00	127225	750	0	6	1943	3	7542	N	N	3021 SE 6TH ST	
6	512690	0250	11/27/00	158000	900	0	6	1944	4	7650	N	N	3532 SE 5TH ST	
6	512690	0300	05/09/00	139950	900	0	6	1944	4	7254	N	N	559 PIERCE AV SE	
6	512690	0500	03/01/01	118000	900	0	6	1944	2	9480	N	N	3705 SE 6TH ST	
6	512640	0145	01/28/00	125000	970	0	6	1943	4	8168	N	N	3104 SE 6TH ST	
6	222305	9085	04/24/00	145000	1030	0	6	1951	5	7885	N	N	13316 SE 149TH ST	
6	512690	0050	01/18/01	135000	1040	0	6	1944	3	7560	N	N	3420 SE 5TH ST	
6	512640	0030	03/06/01	164950	1060	370	6	1943	3	7200	N	N	3008 SE 5TH ST	
6	512640	0140	07/09/01	166000	1080	0	6	1943	4	9599	N	N	3217 SE 5TH ST	
6	512690	0475	06/19/00	150350	1100	0	6	1944	4	7200	N	N	3605 SE 6TH ST	
6	511140	0096	11/14/00	266000	1150	1040	6	1994	3	42500	Y	Y	21837 SE 203RD ST	
6	092206	9132	01/11/01	134000	1170	0	6	1967	4	10125	N	N	21823 223RD PL SE	
6	512690	0380	07/20/01	173000	1180	0	6	1944	4	8800	N	N	554 PIERCE AV SE	
6	512640	0155	07/07/00	139000	1220	820	6	1943	3	8236	N	N	3116 SE 6TH ST	
6	512690	0090	01/04/01	151000	1330	0	6	1944	3	7320	N	N	3309 SE 5TH ST	
6	222305	9117	06/12/01	180000	1360	0	6	1967	3	8925	N	N	14904 133RD AV SE	
6	512690	0095	05/17/01	174000	1380	0	6	1944	4	7320	N	N	3313 SE 5TH ST	
6	512690	0375	04/18/01	202500	2020	0	6	1944	4	8300	N	N	550 PIERCE AV SE	
6	322306	9080	07/07/00	202000	990	990	7	1960	3	41000	N	N	17629 RENTON-MAPLE VALLEY RD SE	
6	029600	0081	05/25/00	205000	1020	1020	7	1963	3	15400	N	N	16403 SE JONES RD	

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6	511140	0146	03/08/01	180000	1140	1120	7	1966	3	16200	N	N	20012 218TH PL SE	
6	222305	9086	02/13/01	299900	1180	580	7	1963	4	12558	Y	Y	13311 SE 151ST ST	
6	512640	0010	08/28/00	237950	1460	790	7	1998	3	6824	N	N	2924 SE 5TH ST	
6	222305	9109	11/14/01	208000	1490	0	7	1961	4	11552	N	N	15026 134TH AV SE	
6	510445	0420	07/13/01	210750	1490	0	7	1988	3	13908	N	N	15605 139TH CT SE	
6	918970	0220	02/09/00	185000	1500	0	7	1996	3	7260	N	N	15041 133RD AV SE	
6	885691	0030	10/30/01	216000	1590	0	7	1989	3	15039	N	N	16121 SE 156TH ST	
6	222305	9116	11/08/01	265000	1640	0	7	1970	4	12781	Y	Y	13307 SE 151ST ST	
6	222305	9116	05/03/00	252000	1640	0	7	1970	4	12781	Y	Y	13307 SE 151ST ST	
6	918970	0070	08/24/00	177000	1690	0	7	1963	5	10170	N	N	15035 131ST AV SE	
6	885689	0180	10/27/00	211340	1720	0	7	1986	3	7246	N	N	15607 160TH CT SE	
6	885689	0150	07/18/00	228000	1730	0	7	1987	3	7744	N	N	15608 159TH AV SE	
6	511240	0111	03/21/01	175000	1780	0	7	1958	4	66646	N	N	20719 RENTON-MAPLE VALLEY RD SE	
6	885689	0210	04/27/01	237000	1970	0	7	1987	3	12181	N	N	15621 160TH CT SE	
6	918970	0015	11/03/00	288000	2660	0	7	1962	4	15975	Y	Y	13105 SE 151ST ST	
6	510445	0770	07/21/00	219000	1080	1070	8	1989	3	8020	Y	N	13942 SE 158TH ST	
6	510445	0770	02/07/00	209000	1080	1070	8	1989	3	8020	Y	N	13942 SE 158TH ST	
6	510445	0900	08/30/00	239500	1380	730	8	1987	3	8123	N	N	14025 SE 158TH ST	
6	510445	1190	02/15/00	211000	1450	0	8	1986	3	8401	N	N	14011 SE 156TH CT	
6	885692	0330	10/23/00	255000	1540	780	8	1990	3	9606	N	N	15533 156TH CT SE	
6	510445	0250	08/28/01	230000	1660	0	8	1989	3	11285	N	N	15440 139TH AV SE	
6	510445	0800	02/14/00	234900	1670	970	8	1987	3	8081	Y	N	13931 SE 158TH ST	
6	510445	1020	06/20/00	228600	1690	0	8	1989	3	8883	Y	N	14031 SE 159TH PL	
6	510445	1100	03/21/00	219900	1740	0	8	1989	3	13334	N	N	14068 SE 158TH ST	
6	510445	0220	09/20/01	269000	1800	0	8	1989	3	13966	Y	N	15454 139TH AV SE	
6	510445	0220	01/03/00	228950	1800	0	8	1989	3	13966	Y	N	15454 139TH AV SE	
6	231430	0040	03/17/00	228000	1800	0	8	2000	3	4658	N	N	14118 SE 154TH PL	
6	231430	0030	04/20/00	247500	1800	950	8	2000	3	5283	N	N	14112 SE 154TH PL	
6	510445	1170	09/18/00	218750	1830	0	8	1987	3	8152	N	N	15622 140TH PL SE	

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6	885692	0400	09/21/01	230000	1840	0	8	1990	3	12964	N	N	15638 SE 156TH ST	
6	510445	0450	09/14/00	230000	1840	0	8	1987	3	11029	N	N	15614 139TH CT SE	
6	510445	1030	12/18/01	265000	1860	0	8	1990	3	9790	Y	N	14037 SE 159TH PL	
6	510445	0930	11/27/00	239950	1880	0	8	1989	3	9451	N	N	14052 SE 159TH PL	
6	510445	0550	03/15/01	247500	1930	0	8	1987	3	8676	N	N	13945 SE 156TH ST	
6	510445	0290	10/09/00	260000	2020	0	8	1987	3	7320	N	N	15424 139TH AV SE	
6	510445	0920	08/08/01	259500	2030	0	8	1989	3	8887	N	N	14039 SE 158TH ST	
6	510445	0920	04/13/00	244000	2030	0	8	1989	3	8887	N	N	14039 SE 158TH ST	
6	231430	0170	03/29/00	295749	2050	0	8	1997	3	6667	N	N	14190 SE 154TH PL	
6	885692	0190	12/05/01	249950	2110	0	8	1991	3	17957	N	N	15619 SE 157TH ST	
6	885692	0710	05/14/01	253000	2130	0	8	1991	3	6641	N	N	15606 157TH AV SE	
6	885692	0440	03/12/01	245500	2130	0	8	1991	3	9305	N	N	15523 157TH CT SE	
6	510445	0460	03/06/00	250000	2140	0	8	1987	3	8605	N	N	15610 139TH CT SE	
6	231430	0390	12/21/01	295000	2150	0	8	1997	3	5072	N	N	15441 141ST PL SE	
6	885692	0110	02/18/00	237500	2150	0	8	1991	3	14092	N	N	15833 SE 156TH CT	
6	510445	0010	06/07/00	260500	2220	0	8	1987	3	8628	Y	N	13972 SE 156TH ST	
6	510445	0320	06/25/01	276000	2260	0	8	1987	3	7961	N	N	15415 139TH AV SE	
6	231430	0540	08/24/00	320000	2260	0	8	1998	3	4972	N	N	15426 141ST PL SE	
6	231430	0210	04/16/01	299990	2260	0	8	1998	3	5225	N	N	15462 141ST PL SE	
6	113400	0140	06/04/01	274000	2330	0	8	2000	3	16340	N	N	3950 SE 10TH PL	
6	092206	9092	07/25/00	288575	2390	0	8	1967	4	38250	Y	Y	22028 SE BAIN RD	
6	510445	0080	05/17/00	258500	2390	0	8	1987	3	7280	N	N	13910 SE 156TH ST	
6	885692	0060	06/12/01	285000	2400	0	8	1991	3	10699	N	N	15832 SE 156TH CT	
6	885692	0050	04/10/01	275600	2400	0	8	1991	3	7746	N	N	15611 159TH AV SE	
6	885692	0140	07/14/00	265000	2400	0	8	1991	3	14002	N	N	15628 158TH AV SE	
6	885692	0100	07/24/00	262500	2400	0	8	1991	3	15192	N	N	15834 SE 156TH CT	
6	885692	0560	09/29/00	261000	2430	0	8	1991	3	8888	N	N	15702 SE 157TH ST	
6	891410	0030	06/26/00	317500	2530	0	8	1993	3	22499	Y	N	13975 SE 159TH PL	
6	891410	0120	04/25/00	309950	2540	0	8	1993	3	8514	Y	N	13908 SE 159TH PL	

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6	231430	0200	02/22/00	314000	2590	0	8	1998	3	7299	N	N	15458 141ST PL SE	
6	231430	0150	05/17/01	310000	2640	0	8	1997	3	5988	N	N	14182 SE 154TH PL	
6	511140	0035	05/11/01	349950	1140	1080	9	1983	3	190792	N	N	19313 RENTON-MAPLE VALLEY RD SE	
6	232305	9205	07/14/00	405000	2230	0	9	1994	3	29962	N	Y	15013 SE JONES RD	
6	780650	0150	02/24/00	312400	2240	0	9	1989	3	13354	N	N	14835 161ST CT SE	
6	780645	0080	02/03/00	352000	2440	0	9	1990	3	30112	N	N	15225 162ND AV SE	
6	780650	0380	09/15/00	318000	2510	0	9	1990	3	16108	N	N	16319 SE 149TH ST	
6	510446	0040	04/02/01	311316	2540	0	9	1993	3	16471	N	N	13911 SE 158TH ST	
6	231430	0260	09/22/00	312990	2580	0	9	1998	3	5607	N	N	15482 141ST PL SE	
6	510446	0030	08/31/00	307500	2680	0	9	1992	3	16993	N	N	13915 SE 158TH ST	
6	780645	0170	11/06/01	360000	2720	0	9	1990	3	35990	N	N	15239 160TH PL SE	
6	891410	0190	11/24/00	370000	2860	0	9	1994	3	16700	Y	N	13982 SE 159TH PL	
6	231430	0890	07/20/00	337900	2900	0	9	1998	3	7330	N	N	15709 143RD AV SE	
6	780650	0100	07/12/01	375000	2910	0	9	1989	3	12952	N	N	14836 161ST CT SE	
6	231430	0930	06/14/00	339990	2930	0	9	1998	3	7463	N	N	15751 143RD AV SE	
6	780650	0220	04/17/00	368400	2940	0	9	1990	3	21128	N	N	16001 SE 149TH ST	
6	510447	0020	09/14/01	344000	2970	0	9	1994	3	10009	N	N	15611 138TH PL SE	
10	352306	9059	01/06/00	165000	910	0	5	1936	2	149410	N	N	19056 244TH AV SE	
10	102206	9155	09/21/01	289500	1440	650	6	1977	3	326700	N	N	23306 SE 209TH PL	
10	352306	9114	10/19/00	228000	860	770	7	1972	3	40500	N	N	19024 250TH AV SE	
10	332306	9015	11/13/00	218000	990	990	7	1964	4	99752	N	N	18432 SE LAKE FRANCIS RD	
10	352306	9103	08/10/00	257500	1070	1070	7	1963	4	189486	N	N	17808 252ND AV SE	
10	102206	9136	07/09/01	284950	1150	1150	7	1984	3	50094	N	N	21053 231ST AV SE	
10	232306	9022	05/18/01	299950	1200	1200	7	1947	5	119790	N	N	15625 ISSAQUAH-HOBART RD SE	
10	022206	9082	03/03/00	181000	1220	0	7	1963	3	75794	N	N	25027 SE 200TH ST	
10	032206	9078	03/21/01	220000	1250	1250	7	1950	3	10800	N	N	20429 244TH AV SE	
10	352306	9060	05/18/01	216500	1340	0	7	1963	4	63597	N	N	18227 248TH AV SE	
10	272306	9078	07/27/01	400000	1360	1190	7	1979	3	219978	N	N	17104 242ND AV SE	
10	102206	9127	04/26/01	329000	1400	1400	7	1970	5	107157	N	N	20810 231ST AV SE	

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10	352306	9091	08/01/00	250000	1420	1420	7	1966	4	31125	N	N	18015 248TH AV SE	
10	102206	9137	10/29/01	255000	1490	0	7	1984	3	53578	N	N	20840 231ST AV SE	
10	022206	9035	03/23/00	284950	1520	890	7	1953	3	207781	N	N	19240 244TH AV SE	
10	032206	9106	06/05/01	350000	1570	1520	7	1972	4	54014	N	N	24039 SE 203RD ST	
10	032206	9063	06/25/01	275000	1710	0	7	1967	4	52707	N	N	23654 SE 208TH ST	
10	342306	9083	11/12/01	380000	1770	0	7	1983	3	365904	Y	N	23030 SE 192ND ST	
10	272306	9003	06/28/01	290000	1770	0	7	1976	4	64033	N	N	23861 SE 162ND ST	
10	272306	9092	04/11/00	299750	1780	0	7	1981	4	96267	N	N	16109 230TH AV SE	
10	222306	9121	06/20/00	240000	1810	0	7	1980	3	63597	N	N	15613 230TH AV SE	
10	262306	9066	05/02/00	315000	1840	910	7	1967	3	263102	N	N	16619 ISSAQUAH-HOBART RD SE	
10	352306	9093	02/25/00	214000	1860	0	7	1965	4	44866	N	N	25443 SE 184TH ST	
10	022206	9007	05/25/00	157000	1890	0	7	1956	4	40950	N	N	24626 SE 200TH ST	
10	261730	0190	10/11/00	243000	1900	0	7	1977	3	33976	N	N	23888 SE 162ND ST	
10	272306	9064	05/22/00	250000	1900	0	7	1981	3	219978	N	N	16918 240TH AV SE	
10	261730	0540	10/04/01	280000	2200	770	7	1976	3	61855	Y	N	16741 239TH AV SE	
10	352306	9043	04/03/01	299950	2300	0	7	1982	3	214750	Y	N	25606 SE 192ND ST	
10	272306	9105	05/07/01	330000	2310	0	7	1997	3	121968	N	N	16809 230TH AV SE	
10	342306	9068	10/23/00	260000	2500	360	7	1973	4	32450	N	N	18409 244TH AV SE	
10	032206	9006	06/30/00	305000	2720	0	7	1963	4	175546	N	N	19253 SE LAKE FRANCIS RD	
10	222306	9116	09/11/00	317500	1110	1030	8	1979	3	116740	N	N	22905 SE 154TH ST	
10	272306	9060	12/12/00	255000	1490	1460	8	1980	4	143748	N	N	23906 SE 167TH ST	
10	342306	9074	11/06/00	349000	1520	0	8	1991	3	5	N	Y	17914 234TH AV SE	
10	222306	9125	08/15/01	285000	1670	830	8	1978	4	54450	N	N	15225 229TH AV SE	
10	352306	9020	04/01/01	329000	1870	0	8	1998	3	104979	Y	N	19035 250TH AV SE	
10	102206	9158	08/24/00	265000	2190	670	8	1980	3	98010	N	N	24005 SE 208TH ST	
10	362306	9031	11/22/00	399950	2450	0	8	1998	3	217800	N	N	26032 SE 192ND ST	
10	272306	9112	01/12/01	399950	2760	900	8	2000	3	31527	N	N	16625 CEDAR GROVE RD SE	
10	272306	9076	02/11/00	425000	3060	1230	8	1981	3	219978	N	N	16930 242ND AV SE	
10	352306	9033	09/28/01	590000	3340	0	8	1993	3	429937	N	N	17929 252ND AV SE	

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10	032206	9094	07/05/00	369900	2490	0	9	2000	3	84942	N	N	23707 SE 192ND ST	
10	262306	9007	08/15/00	413000	3020	760	9	1978	4	219542	N	N	24919 SE 162ND ST	
10	920670	0040	07/14/00	689000	3070	0	9	1998	3	202118	N	N	17515 244TH AV SE	
10	272306	9158	07/09/01	585000	3589	0	9	1998	3	116740	N	N	16920 234TH WY SE	
10	022206	9098	07/02/01	495000	3860	0	9	2001	3	210830	N	N	25501 SE 192ND ST	
10	920670	0230	04/24/01	735000	3020	460	10	1998	3	184258	N	N	18251 240TH AV SE	
10	222306	9064	06/06/01	480000	3250	0	10	1988	3	82328	Y	N	23321 SE 158TH ST	
10	352306	9183	10/29/00	740000	3990	0	11	1997	3	92347	Y	N	24415 SE 177TH ST	
10	272306	9136	06/29/00	675000	4050	0	11	2000	3	182516	N	N	23323 SE 169TH ST	
13	142306	9088	11/07/01	255000	1120	0	6	1975	4	47044	N	N	13323 252ND AV SE	
13	152306	9192	07/05/01	291500	1400	0	6	1985	4	98010	N	N	24104 SE 132ND WY	
13	242306	9154	05/16/01	258950	1440	0	6	1980	3	99316	N	N	14722 260TH AV SE	
13	152306	9117	08/07/01	319900	1500	1320	6	1952	3	54450	N	N	13315 244TH AV SE	
13	242306	9045	10/02/00	265000	1540	1540	6	1964	3	40403	N	N	14709 TIGER MOUNTAIN RD SE	
13	152306	9041	06/21/00	290000	1550	0	6	1947	4	221720	N	N	24222 SE 132ND WY	
13	152306	9112	05/18/01	264950	1140	1120	7	1973	3	70567	N	N	23505 SE 137TH ST	
13	556100	0080	06/18/01	285000	1170	1170	7	1966	4	35100	N	N	26080 SE 154TH ST	
13	556110	0431	04/18/00	305000	1260	1250	7	1975	4	83231	N	N	16103 268TH AV SE	
13	242306	9081	04/14/01	255000	1260	1210	7	1978	3	54450	N	N	14708 262ND AV SE	
13	242306	9057	08/23/00	261950	1270	1100	7	1978	3	99316	N	N	14620 260TH AV SE	
13	142306	9064	05/18/01	293850	1290	1220	7	1968	3	125888	N	N	13528 246TH AV SE	
13	556110	0310	08/29/01	284950	1310	520	7	1975	4	84330	N	N	26424 SE 162ND PL	
13	556140	1180	10/12/01	291000	1320	670	7	1981	4	38324	N	N	14817 245TH AV SE	
13	252306	9163	06/01/00	260000	1330	800	7	1980	3	43034	N	N	26916 SE 162ND ST	
13	142306	9086	02/23/01	262500	1340	840	7	1982	3	50529	N	N	13516 251ST AV SE	
13	152306	9162	04/16/01	240000	1360	0	7	1979	4	49658	N	N	23506 SE 137TH ST	
13	864590	0070	01/11/00	280000	1440	1240	7	1977	4	121953	N	N	16820 269TH AV SE	
13	232306	9102	01/29/01	311000	1450	900	7	1999	3	35815	N	N	14623 255TH AV SE	
13	556140	1050	06/19/00	291950	1470	0	7	1980	3	32617	N	N	24612 SE MIRRORMONT BL	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address													
13	556140	0120	08/13/01	369900	1510	1510	7	1983	3	25830	N	N	24957 SE 155TH PL													
13	864590	0091	05/17/00	284500	1540	770	7	1977	3	94595	N	N	27024 SE 171ST ST													
13	142306	9053	02/23/00	254990	1640	1640	7	1962	4	33089	N	N	13110 244TH AV SE													
13	556120	0140	02/20/01	267500	1640	0	7	1976	3	40500	N	N	14924 258TH AV SE													
13	252306	9177	01/22/01	255000	1650	0	7	1994	3	68000	N	N	26048 SE 167TH PL													
13	152306	9217	10/20/00	305000	1910	0	7	1987	3	75794	N	N	13275 242ND PL SE													
13	152306	9150	07/19/01	292000	2000	0	7	1968	3	11153	N	N	14126 240TH AV SE													
13	556100	0620	09/26/00	285000	2030	0	7	1987	3	32190	N	N	26442 SE 160TH ST													
13	556120	0380	08/11/00	319000	2050	0	7	1983	3	54450	N	N	25631 SE 149TH ST													
13	152306	9223	06/11/01	285450	2160	0	7	1989	3	168141	N	N	23737 SE 132ND WY													
13	252306	9128	02/27/01	355000	2300	0	7	1972	4	87120	N	N	26523 SE 172ND ST													
13	242306	9153	02/16/00	320000	2450	660	7	1975	4	130680	N	N	15728 TIGER MOUNTAIN RD SE													
13	864600	0170	05/16/00	400000	2670	0	7	1981	4	215622	N	N	26919 SE 146TH ST													
13	142306	9200	09/10/00	317000	2780	0	7	1992	3	44866	N	N	13306 249TH AV SE													
13	556130	0890	02/14/00	287500	1210	1010	8	1978	3	36040	N	N	24749 SE MIRRORMONT PL													
13	556130	0900	08/02/01	345000	1270	1180	8	1978	3	36582	N	N	24807 SE MIRRORMONT PL													
13	556100	0330	04/19/00	310000	1320	1300	8	1977	5	38475	N	N	26055 SE 156TH ST													
13	556100	0270	11/06/00	289950	1350	670	8	1976	3	35100	N	N	26020 SE 156TH ST													
13	556130	1280	10/25/00	275000	1360	720	8	1978	3	36990	N	N	24502 SE MIRRORMONT DR													
13	556100	1210	11/09/00	343000	1410	1340	8	1974	3	35075	N	N	15826 266TH AV SE													
13	556120	1020	05/26/00	350000	1420	1420	8	1978	3	35100	N	N	15433 256TH AV SE													
13	556130	0440	04/13/00	296990	1420	1320	8	1977	4	37538	N	N	15004 253RD AV SE													
13	556100	1230	02/17/00	282000	1500	1420	8	1977	3	53143	N	N	15848 266TH AV SE													
13	144500	0100	03/29/00	299000	1520	0	8	1967	4	81021	N	N	23818 SE 137TH ST													
13	556140	0400	09/19/00	255000	1570	1570	8	1980	3	38425	N	N	25172 SE 158TH ST													
13	556130	0560	07/18/00	321000	1590	1210	8	1977	4	39150	N	N	14930 251ST PL SE													
13	556100	0660	06/12/00	270000	1600	0	8	1963	4	42525	N	N	26316 SE 160TH ST													
13	252306	9133	06/19/00	302500	1610	1440	8	1974	4	73616	N	N	26310 SE 166TH ST													
13	556130	0740	04/30/01	285000	1610	1540	8	1978	4	33896	N	N	24832 SE MIRRORMONT PL													

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address													
13	556100	1050	05/25/00	365000	1640	1600	8	1977	3	43560	N	N	26427 SE 156TH PL													
13	556100	0930	12/18/00	283000	1640	1110	8	1966	3	33750	N	N	26415 SE 154TH PL													
13	556130	1270	02/07/00	280000	1710	800	8	1976	3	35775	N	N	24520 SE MIRRORMONT DR													
13	252306	9049	08/17/00	360000	1720	0	8	1972	4	217800	N	N	16511 268TH AV SE													
13	556110	0160	05/17/01	420000	1730	1400	8	1977	5	47480	N	N	16245 266TH AV SE													
13	252306	9142	10/24/00	345000	1740	950	8	1985	3	71600	N	N	26030 SE 167TH PL													
13	556130	0510	04/04/01	328000	1780	880	8	1977	4	41040	N	N	15053 253RD AV SE													
13	556130	1300	08/24/00	320000	1790	1270	8	1974	4	36960	N	N	14800 245TH AV SE													
13	142306	9065	03/27/00	299950	1810	0	8	1978	4	130680	N	N	13720 246TH AV SE													
13	262306	9071	11/16/01	315000	1850	0	8	1977	3	91476	N	N	16125 255TH AV SE													
13	556100	0290	06/19/01	340000	1860	0	8	1963	4	35100	N	N	26007 SE 156TH ST													
13	556100	0440	09/09/00	317000	1860	0	8	1972	4	38475	N	N	26020 SE 158TH ST													
13	152306	9228	09/22/00	350000	1920	700	8	1989	3	78408	N	N	24329 SE 127TH ST													
13	242306	9075	02/08/00	337500	1930	1890	8	1992	3	63162	N	N	14522 260TH AV SE													
13	556100	0560	07/14/00	314000	1970	0	8	1964	5	42900	N	N	26305 SE 158TH ST													
13	556100	0460	12/17/01	305000	1990	870	8	1964	3	36900	N	N	26004 SE 159TH PL													
13	556100	0960	03/26/01	335000	2020	0	8	1963	4	35100	N	N	15430 263RD AV SE													
13	556100	0240	08/25/00	314900	2080	0	8	1977	3	37125	N	N	26056 SE 156TH ST													
13	556130	0120	09/11/00	369950	2100	2670	8	1972	4	53143	N	N	25054 SE MIRRORMONT WY													
13	556140	1120	01/17/00	331000	2120	970	8	1977	4	34375	N	N	24434 SE MIRRORMONT BL													
13	242306	9035	07/30/01	285000	2130	0	8	1977	4	70567	N	N	14909 TIGER MOUNTAIN RD SE													
13	556100	0600	01/27/00	350000	2190	0	8	1994	3	35250	N	N	15843 266TH AV SE													
13	556140	1270	08/06/01	379000	2240	1250	8	1991	3	26754	N	N	24502 SE 146TH ST													
13	556110	0410	12/14/00	292500	2240	1390	8	1972	3	44040	N	N	26415 SE 160TH ST													
13	556110	0340	04/18/01	282000	2250	0	8	1974	4	36080	N	N	26260 SE 162ND PL													
13	556140	0410	05/18/01	299900	2260	0	8	1980	4	34598	N	N	25156 SE 158TH ST													
13	556100	0750	06/11/01	320000	2280	0	8	1983	3	40300	N	N	26455 SE 152ND ST													
13	252306	9170	08/21/01	355000	2280	0	8	1988	3	111414	N	N	17302 270TH AV SE													
13	556110	0390	07/03/01	327000	2300	0	8	1964	3	37157	N	N	26315 SE 160TH ST													

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
13	556130	0370	06/05/01	365000	2300	1940	8	1978	4	36180	N	N	25201 SE MIRRORMONT WY	
13	556130	1330	09/24/01	310000	2420	0	8	1977	3	49222	N	N	14718 245TH AV SE	
13	252306	9179	09/25/00	345000	2480	0	8	1986	3	46800	N	N	26105 SE 166TH ST	
13	556110	0210	12/04/00	315000	2580	0	8	1966	2	51733	N	N	16080 266TH AV SE	
13	556140	1220	08/12/01	374500	2620	1430	8	1970	4	32025	N	N	14717 245TH AV SE	
13	556120	0910	03/15/00	340000	2640	0	8	1977	4	36450	N	N	15431 260TH AV SE	
13	556100	0070	01/29/01	333900	2760	0	8	1977	3	35100	N	N	15209 263RD AV SE	
13	556100	0130	05/08/00	275000	2810	0	8	1963	3	35100	N	N	26020 SE 154TH ST	
13	556100	0410	08/15/00	318500	2820	0	8	1977	3	38475	N	N	26056 SE 158TH ST	
13	556100	0990	03/23/01	389950	2840	0	8	1984	3	43995	N	N	26404 SE 156TH PL	
13	556140	0370	05/08/01	337500	2940	0	8	1980	3	41021	N	N	25210 SE 159TH ST	
13	556120	0900	06/11/01	357500	3260	0	8	1969	4	36450	N	N	25845 SE 154TH ST	
13	242306	9163	08/11/00	499000	3310	0	8	1986	4	62290	N	N	14440 TIGER MOUNTAIN RD SE	
13	152306	9097	12/11/01	314950	1930	0	9	1979	4	80586	N	N	23727 SE 132ND WY	
13	556140	1210	03/29/01	355000	2320	1360	9	1970	4	38000	N	N	14729 245TH AV SE	
13	556140	0950	04/16/01	370000	2330	0	9	2001	3	27875	N	N	24618 SE MIRRORMONT BL	
13	556130	1390	07/14/00	370000	2420	2220	9	1968	3	60984	N	N	25235 SE MIRRORMONT DR	
13	556140	1190	06/26/00	357975	2500	0	9	1972	4	34749	N	N	14801 245TH AV SE	
13	556140	0170	10/19/01	355000	2520	650	9	1992	3	42340	N	N	25043 SE MIRRORMONT BL	
13	556120	0760	03/06/00	384000	2520	0	9	1993	3	34748	N	N	15617 258TH PL SE	
13	556130	0930	10/26/00	385000	2620	540	9	1991	3	36680	N	N	24843 SE MIRRORMONT PL	
13	556140	1020	09/25/00	346500	2820	2020	9	1972	3	38475	Y	N	15014 245TH AV SE	
13	556100	1300	04/12/00	295000	2970	0	9	1963	4	32800	N	N	26065 SE 159TH PL	
13	556100	0880	12/17/01	330000	3070	0	9	1986	3	44866	N	N	26444 SE 154TH PL	
13	556120	0510	06/07/00	364000	3180	1180	9	1971	5	35100	N	N	25804 SE 154TH ST	
13	252306	9162	07/02/01	468000	3310	0	9	2001	3	51219	N	N	26910 SE 162ND PL	
13	242306	9106	03/29/00	429900	2060	1110	10	1978	4	131986	N	N	15232 266TH AV SE	
13	242306	9176	07/27/00	489637	2860	0	10	2000	3	49223	N	N	14913 262ND AV SE	
13	242306	9173	10/18/01	495000	3310	0	10	1987	3	57063	N	N	15009 262ND AV SE	

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					4100	0	10	1990	3	35283	N	N	
13	242306	9087	02/07/00	490000	4100	0	10	1990	3	35283	N	N	14909 262ND AV SE
13	242306	9015	06/12/01	575000	2750	1150	11	1981	3	113691	Y	N	27541 SE 154TH PL

Vacant Sales Available to Develop the Valuation Model
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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	102306	9033	09/24/01	150000	453895	N	N
2	152306	9211	05/02/01	185000	219978	N	N
2	162306	9023	08/28/01	144500	252648	N	N
6	146940	0030	12/13/01	65000	118642	N	N
6	292306	9051	08/08/00	20000	20193	Y	Y
10	022206	9140	08/13/01	140000	89733	N	N
10	222306	9080	06/22/01	135000	109771	N	N
10	222306	9113	05/09/00	120000	218235	N	N
10	262306	9079	08/09/00	107800	42000	N	N
10	272306	9152	05/31/00	143000	238273	N	N
10	342306	9025	02/15/01	299900	464349	Y	N
10	342306	9082	09/21/01	120000	221720	N	N
10	920670	0260	04/09/01	236000	196020	N	N
13	152306	9089	05/22/01	177000	87120	N	N
13	252306	9098	11/14/00	195000	423403	N	N
13	252306	9181	09/04/01	190000	399880	Y	N
13	252306	9186	12/10/01	110000	34848	N	N
13	262306	9052	10/02/00	155000	208652	N	N
13	556130	1400	07/03/01	76000	34155	N	N
13	556140	0930	05/31/01	59500	36800	N	N